

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 8/6/2013	(3) CONTACT/PHONE Janette D. Pell, General Services Agency Director 805-781-5200	
(4) SUBJECT Request to approve the surplus and sale of a County-owned 3,000 square foot vacant lot at 3074 Gilbert Avenue in Cayucos to an adjacent property owner, with lot merger required.			
(5) RECOMMENDED ACTION It is recommended that the Board approve the Resolution to authorize the sale of the property and authorize the Chairperson to sign the Resolution and the Quitclaim Deed.			
(6) FUNDING SOURCE(S)	(7) CURRENT YEAR FINANCIAL IMPACT \$7,000.00 Revenue	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Vincent Morici			
(18) SUPERVISOR DISTRICT(S) District 2-			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency
Janette D. Pell, General Services Agency Director
805-781-5200

DATE: 8/6/2013

SUBJECT: Request to approve the surplus and sale of a County-owned 3,000 square foot vacant lot at 3074 Gilbert Avenue in Cayucos to an adjacent property owner, with lot merger required.

RECOMMENDATION

It is recommended that the Board approve the Resolution to authorize the sale of the property and authorize the Chair to sign the Resolution and the Quitclaim Deed.

DISCUSSION

The County of San Luis Obispo owns a vacant lot at 3074 Gilbert Avenue in the Cayucos hillsides that was acquired through property tax default (APN 064-331-036), as shown in the Location Map (Attachment 1) and on the Assessor's Parcel Map (Attachment 2). The lot is zoned residential single family and is approximately 3,000 square feet in size. It is located within the Urban Reserve Line, but it is not currently buildable because the road is unimproved and there are no utilities to it. No plans for road improvement or utilities are currently in process with the County Department of Public Works and no homes along this portion of Gilbert Avenue have been constructed.

The Estero Area Plan recommends that the County retain ownership of the vacant lots that the County acquires within the Cayucos Urban Reserve Line in order to reduce development in a geologic study area. A determination of general plan conformity filed with the County Planning Commission on March 14, 2013 (Attachment 3) confirms that the sale of the property is consistent with the intent of the general plan because the property will be merged with an adjacent lot in order to reduce development. Government Code section 25526.5 allows the Board to convey surplus real property valued up to \$25,000 in the manner and upon the terms as acceptable to the Board.

In the case of this property, three adjacent owners would qualify for a lot merger. General Services staff contacted these three owners with the opportunity to bid on the County's lot, subject to a requirement to merge it with the purchaser's lot. Based on staff's review of an appraisal by the County Assessor's Office, staff established a minimum bid of \$6,500. The adjacent property owner to the north of the County's lot submitted the only bid. The bid was in the amount of \$7,000 and was paid by cashier's check. The terms of sale require the purchaser to pay all closing costs, to obtain approval of a merger application with the Department of Planning and Building, and to record the Quitclaim Deed and Merger Agreement no later than September 9, 2013.

It is recommended that the Board declare the property to be surplus and to agree to sell the property to the adjacent owner, Magda Fichter, for the amount offered, subject to merger of the property with the purchaser's adjacent lot. This action will remove the County's parcel from future development as a separate single family residence and will increase the lot size of Ms. Fichter's adjacent parcel. The Resolution and the Quitclaim Deed are attached (Attachments 4 and 5).

OTHER AGENCY INVOLVEMENT/IMPACT

As required by California Government Code, Section 54222, a letter notifying the State Natural Resources Agency and the San Luis Obispo Housing Authority of the availability of the property was mailed in March 2013, and no interest was expressed by either agency. The County Planning Commission received and filed a determination of general plan conformity on March 14, 2013. The County Environmental Coordinator has issued a Categorical Exemption for the sale transaction based on Section 15312 (a)(b)(3) of the California Environmental Quality Act. The Determination of General Plan Conformity and the Categorical Exemption include a second lot, also located on Gilbert Avenue in Cayucos, which may be sold at a later date.

FINANCIAL CONSIDERATIONS

Revenue from the sale of this property is budgeted in the General Services Agency budget under Sale of Fixed Assets for FY 2013-14. The \$7,000 sales price exceeds the minimum bid of \$6,500 as determined by General Services following review of an appraisal by the County Assessor's Office, and is no less than fair market value for the property.

RESULTS

Approval of the Resolution and Quitclaim Deed will declare a County-owned vacant lot in the Cayucos hillsides to be surplus to the County's needs and will transfer ownership to an adjacent property owner who will merge it with her own lot. This action will remove one single family residence from future development in a Geologic Study Area. This transaction is consistent with the County's Communitywide goal of a Livable Community.

ATTACHMENTS

1. Location Map
2. Assessor's Parcel Map
3. CEQA Determination
4. Quitclaim Deed
5. Resolution